



## Expert lighting design helps developer save time, money on pool deck lighting specification

*Regency worked with an upscale San Diego residential high-rise to ensure code compliance at pool deck*

### Overview

A popular Southern California residential developer was in need of a lighting package for a pool deck at one of its new projects. We put together two photometric mockups for them, along with visual renderings, to show them the difference between a base-level lighting package and a preferred lighting package.

The developer was committed to providing pool-going tenants with a high-end resort experience. (And high-end resorts don't typically feature dingy lighting.) Furthermore, proper light levels are, of course, crucial in a setting where surfaces will frequently be wet.

### OBJECTIVES:

- Provide value to residential developer through design expertise
- Ensure proper light levels for safety, aesthetic appeal
- Help customer pass egress inspection
- Produce fixture cost/performance comparison

### Project Outcomes

- Produced visual appeal originally sought by customer
- Meet egress code before install
- Locate underlit areas with visual rendering
- Creative design alternatives to original layout yields significant savings

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## How did design help the developer?

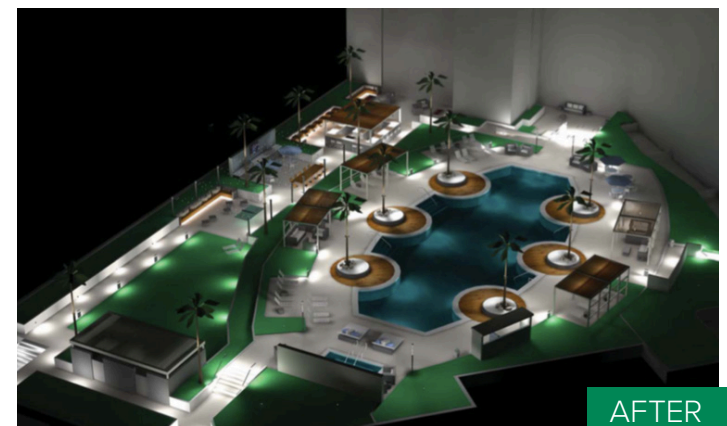
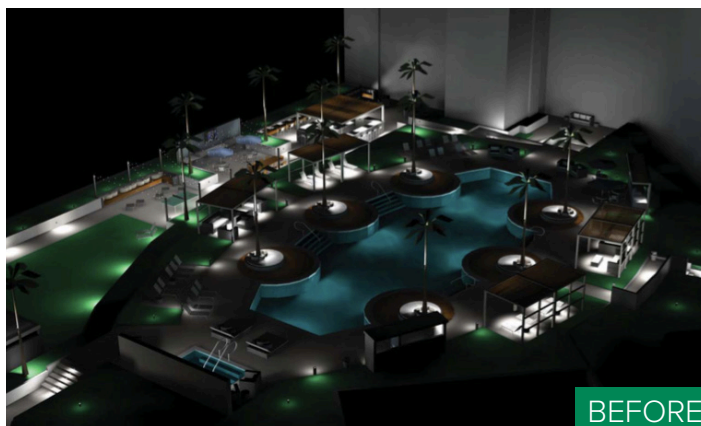
Regency's visual production design team provided the developer with photometric data and visual renderings, showing the various specification options, from least expensive to best-performing. This kind of expertise was far more valuable to the developer than a simple quote with line items, specs, and pricing.

***Unfortunately, a project like this one often gets overspecified with extremely expensive products at first, and those products very often don't perform as needed. That usually leads to a last minute alternate, value-engineered package which saves money, but fails to meet the original design intent or -- just as bad -- fails to meet code.***



Ultimately, the developer decided on a different specification than the one it had been considering. This provided sufficient light levels to the surfaces around the pool deck without feeling intrusive or harsh, and, to go along with the better performance, Regency was able to leverage top-notch fixture pricing, saving the developer a great deal of money on materials.

By working with a professional lighting design team, the developer was able to avoid the risk of failing egress lighting inspection, needing to pay a higher cost (on already-high-priced materials) to re-install more fixtures, or higher output fixtures. Moreover, residents and prospective residents will be able to enjoy the resort environment the developer had originally intended to create.



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